

**City of Greensboro Planning Department  
Zoning Staff Report  
June 12, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** B  
**Location:** 3307 Pleasant Garden Road (East side of Pleasant Garden Road between Logandale Court and US 421 South)

**Applicant:** Mary M. Wells  
**Owner:** Mary M. Wells

**From:** County RS-40  
**To:** City CD-RM-18

**Conditions:** 1) Uses: Residential multifamily and accessory structures only.

SITE INFORMATION	
<b>Maximum Developable Units</b>	324
<b>Net Density</b>	17.8 dwelling units per acre
<b>Existing Land Use</b>	3 Single Family Dwellings
<b>Acreage</b>	18.116
<b>Physical Characteristics</b>	<i>Topography:</i> Downward westerly slope <i>Vegetation:</i> Wooded <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	The Logan Anthony House
<b>Generalized Future Land Use</b>	Mixed Use Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family (recently rezoned for a shopping center)	CD-HB
<i>South</i>	Single Family	Co. RS-40
<i>East</i>	Single Family	Co. RS-40
<i>West</i>	Southeastern Plastics / 2 Single Family Dwellings	Co. LI

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

<b>DIFFERENCES BETWEEN RS-40 (EXISTING) AND CD-RM-18 (PROPOSED) ZONING DISTRICTS</b>	
<b>RS-40:</b>	Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.
<b>CD-RM-18:</b>	Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less. See Conditions for use restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Pleasant Garden Road – Major Thoroughfare, Logandale Court – Local Street.
<b>Site Access</b>	One proposed to Pleasant Garden Road. The TIS recommended right and left turn lanes from Pleasant Garden Road into proposed development. The proposed single family residential homes will all access off of Logandale Court.
<b>Traffic Counts</b>	Pleasant Garden Road ADT = 11,579.
<b>Trip Generation</b>	24 Hour = 2,207, AM Peak Hour = 168, PM Peak Hour = 204. (This is a total trip generation for the proposed apartments plus single family.)
<b>Sidewalks</b>	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Yes required per TIS Ordinance. See the Additional Information section of this staff report for the Executive Summary for the TIS.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

ENVIRONMENTAL REVIEW	
<b>Water Supply Watershed</b>	Yes, Site drains to Burlington Watershed
<b>Floodplains</b>	N/A
<b>Streams</b>	Streams have not been identified at this time, if perennial appropriate buffer will be required. For high density development 100' stream buffer (on each side of the stream) is required. For low density development a 30' buffer (on each side of the stream) will be required. No built upon area is allowed in the entire stream buffer.
<b>Other</b>	Low density development is from 0-24% of built upon area. High density development is from 24-70% of built upon area. Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP.

LANDSCAPING REQUIREMENTS	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>South</i>	N/A
<i>East</i>	Type C Yard - 20' avg. width; 2 canopy/100'; 3 understory/100', 17 shrubs/100'
<i>West</i>	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

*POLICY 6B.2:* Promote rehabilitation of historic houses and buildings.

*POLICY 9A.5:* Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

**Mixed Use Residential:** This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

**STAFF COMMENTS**

**Planning:** The adjacent 12.3-acre triangular-shaped property to the north was annexed and rezoned to CD-HB by City Council in July 2205. Annexation of the property was effective on September 30, 2005. By condition, this tract is to be developed as a neighborhood shopping center not to exceed 53,000 square feet of retail space and a Type B landscape buffer with opaque fencing is required adjacent to residential properties.

This request is consistent with the Mixed Use Residential designation on the Generalized Future Land Use Map of Connections 2025. This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. It is also applied in areas suited to a diverse mix of housing types and densities.

In this case, the proposal offers a transition from the commercial area "in waiting" mentioned above to the lower density single family development located along the south side of Logandale Court and southward.

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It promotes compact development, mixed-income neighborhoods, and the diversification of new housing stock to meet the needs for suitable, affordable housing.

A request has been filed (to be heard at the July Zoning Commission meeting) to rezone the 3.823-acre strip along the north side of Logandale Court to CD-RM-18 with the following conditions:

- 1) Uses: Residential multifamily and accessory structures only.
- 2) Property to be developed in conjunction with the tract to the north.
- 3) 25' wide undisturbed buffer immediately adjacent along Logandale Court except as required for temporary construction entrance which would be replanted at a Type A planting rate upon completion of the development.

- 4) 50' wide nonbuilt upon buffer along Logandale Court in addition to the buffer in Condition No. 3.

If approved, this upcoming request would be linked to the current request and would provide an appropriate buffer for the single family homes along Logandale Court.

In order for this current request and the pending original zoning request mentioned above to be considered by City Council at the same meeting, this current request will be placed on the agenda for the July 31, 2006 City Council meeting.

**Guilford County Historic Properties Commission:** The Logan Anthony House, # 393 in the Guilford County historic inventory, is described as a Folk Victorian from the late 1800's. It appears to be in good condition with few exterior alterations to the main structure. The house and site have the potential of being a Guilford County Landmark and having National Register potential. It is recommended that the house remain on site and be incorporated into the project. Other considerations are to move the house to another part of the property and be used in a single family situation, or offered for sale to the public and moved to a new location.

**GDOT:** No additional comments.

**Water Resources:** Possibility of Wetlands. If any wetland disturbance and or stream crossing/disturbance is proposed all the required approvals must be obtained from State and Corps of Engineers.  
DMUE will be required on channels that carry public water.

## STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

## ADDITIONAL INFORMATION

### Proposed Residential Development – Traffic Impact Study

Prepared for Signature Property Group

May 1, 2006

#### Executive Summary

Signature Property Group proposes to build a residential development located off Pleasant Garden Road (see figure 1) in Greensboro, NC. The site plan proposes a mix of single family and apartments. The developer proposes one access point located on Pleasant Garden Road.

The City of Greensboro has requested a traffic analysis to determine the effect of this proposed project. Transportation engineering consultant firm *John Davenport Engineering Inc.* was contracted to provide the traffic study for this proposed development. The following intersections were included in the study:

- Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road
- Pleasant Garden Road @ US 421
- Pleasant Garden Road @ Proposed Site Entrance

These intersections were analyzed for 2006 existing conditions (where applicable), No-build conditions, and Full build-out conditions. The site is assumed to be built-out by 2009.

This proposed development is expected to generate approximately 2,207 daily weekday trips; with 168 trips during the AM peak and 204 trips during the PM peak (see table 1). The following is a level of service table for the projected impact of this development.

LEVEL OF SERVICE							
		AM PEAK			PM PEAK		
Intersection		2006 Existing	2009 No-Build	2009 Build	2006 Existing	2009 No-Build	2009 Build
Pleasant Garden Road @ US -421		C (22.8)	C (26.7)	C (27.1)	C (22.6)	C (24.2)	C (28.5)
Pleasant Garden Road @ Industrial Drive		E (39.2) SBL	C (27.3)	C (32.2)	F (54.7) SBL	C (29.1)	C (31.0)
Pleasant Garden @ Proposed Entrance				E (46.5) NBL			E (39.8) NBL

The following are the recommendations for improvements made in this report:

US 421 @ Pleasant Garden Road

- Analysis indicates that no improvements are necessary at this intersection. However, if a traffic signal is installed at the Industrial Avenue intersection, it is highly recommended that it be coordinated with this signal.

Industrial Avenue/SSP Properties Entrance @ Pleasant Garden Road

- No additional improvements needed beyond the recommended improvements of a traffic signal and a westbound left turn proposed in the traffic analysis conducted for SSP Properties.

Pleasant Garden Road @ Proposed Entrance

- Construct separate right and left turn lanes at the new approach. With a 100' of storage on the left turn lane.